



SUPPLEMENTAL

Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 12, 2005

Approved:

Kay Winer

Date:

5/13/05

COUNCIL DISTRICT: 9

**SUBJECT: RECONSIDERATION AND POSSIBLE RATIFICATION OF PDC03-088
PLANNED DEVELOPMENT REZONING AND PD04-034 PLANNED DEVELOPMENT
PERMIT FOR PROPERTY LOCATED ON THE NORTH SIDE OF BLOSSOM HILL
ROAD, OPPOSITE THE TERMINUS OF CROYDON AVENUE.**

REASON FOR SUPPLEMENTAL MEMO

To provide information to the Council on potential staff-recommended changes to the Site and Landscape plan for the subject development that have been discussed with the developer to address concerns expressed by the neighborhood at the Community Meeting on April 28, 2005 and Planning Commission hearing on May 2, 2005.

RECOMMENDATION

Planning staff recommends that the City Council ratify the subject Planned Development Zoning and Planned Development Permit with direction to staff to consider through the Permit Adjustment process, modifications to the proposed site and landscape plan to include additional parking stalls, landscaping, and enhanced fencing, as described below.

BACKGROUND

On May 2, 2005, the Planning Commission held a public hearing to reconsider a Planned Development rezoning from A- Agriculture Zoning District to A(PD) Planned Development Zoning District to allow for up to seven (7) affordable single-family detached residences. The City's reconsideration of this project is due to an error in the required mailing of notices of the public hearings on this project so that property owners and residents in the vicinity of the project did not receive timely notification.

Subsequent to the Planning Commission hearing on May 2, 2005, Planning staff has worked with the applicant to address concerns raised by area residents in written correspondence and in public testimony at the community meeting and Planning Commission hearing.

A major concern expressed by neighborhood residents was the potential for this project to exacerbate an existing problem with a lack of parking in the area, primarily a result of the site's close proximity to Pioneer High School. Previously, staff had indicated that there was adequate space on Coniston Way to provide the three additional parking stalls that were needed to achieve one guest parking space per unit for the project. Members of the public at the Planning Commission hearing raised questions as to the practicability of using this on-street parking to meet the parking demand of the new project. Staff has determined that the site plan can be modified to provide room for two additional on-site parking spaces for the residents and guests. This can be achieved by lengthening the driveway apron on the western most house to provide sufficient room for two vehicles to be parked on-site without blocking the cul-de-sac. These two additional on-site parking stalls will bring the on-site guest parking to six spaces and reduce the need for residents and their guests to use parking on the streets surrounding the project.

The applicant has also indicated a willingness to install additional landscaping adjacent to the easterly property line to provide additional screening of the new homes from the adjacent property. Evergreen trees can be used to provide year-round screening. The plans can also be modified to include a more decorative fence than the standard 6-foot good neighbor fence previously approved. A more detailed fence design with lattice at the top would improve the appearance of the project from the adjacent property.

OUTCOMES

City Council ratification of PDC03-088 and PD04-034 will maintain the Planned Development zoning and Planned Development Permit on the subject property to allow development of seven single-family detached residents to be constructed on the site.

PUBLIC OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site, and was published in the newspaper. A Community meeting was held on April 28, 2005, to discuss the project with the neighbors. Staff has been available to respond to comments from the public.

COORDINATION

As standard procedure in the development review process, this project was coordinated with the Department of Public Works, Fire Department, Police Department, Environmental Services Department and the City Attorney.

HONORABLE MAYOR AND CITY COUNCIL

May 12, 2005

Subject: PDC03-088/PD04-034

Page 3

CEQA

Under the provisions of Section 15280 of the California Environmental Quality Act (CEQA), this project is found to be exempt from environmental review.

Susan Walton

for

STEPHEN M. HAASE, DIRECTOR

Planning, Building and Code Enforcement

c: Ken Fuller

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